# ಕರ್ನಾಟಕ ವಿಧಾನ ಸಭೆ

# KARNATAKA LEGISLATIVE ASSEMBLY

*Thursday, 22nd March, 1979 [Chaitra 1, 1901 S.E.*

The House met in the Assembly Chamber, Vidhana Soudha, at One of the Clock.

]MR. SPEAKER (SRI. P. VENKATARAMANA) in the Chair].

## STARRED QUESTIONS

### (to which oral Answers were given)

### Valuation of Urban Land Tax at different rates

379. SRI B. B. SAYANAK (Belgaum).—Will the Minister for Revenue be pleased to state:—

(*a*) whether the Urban Land Tax Act had come into force on 1st April 1976 in Karnataka ;

(*b*) whether it is a fact that 59 zones are made in Belgaum Corporation area for Urban Land Tax ;

(*c*) whether it is a fact that the valuation of per Gunta in the 59 zones are different from one another ;

(*d*) if so, the authority who had made this valuation ;

(*e*) the number of people who have paid the Urban Land Tax up till now in the said zone ?

SRI B. BASAVALINGAPPA (Minister for Revenue)—

(*a*) Yes.

(*b*) No.

(*c*) Does not arise in view of reply given to (*b*) above.

(*d*) Does not arise in view of reply at (*b*) above.

(*e*) 36 persons have paid the assessed Tax for the years 1976-77, 1977-78 and 1978-79. 54 persons have paid tax for the year 1976-77. 31 persons have paid tax for the year 1976-77 and 1977-78.

SRI B.B. SAYANAK.—Sir, may I know who is the authority for the valuation of the Urban Land and what is the basis ?

† SRI B. BASAVALINGAPPA.—Sir, there are several officers appointed under the Act. The basis of valuation is market rate.

SRI B.B. SAYANAK.—In Belgaum the market value is not taken into consideration for valuation. They have taken into consideration so many other factors. Why are they not accepting the market price?

SRI B. BASAVALINGAPPA.—If the procedure adopted by the officers is wrong, an appeal is provided. The aggrieved party can approach higher authorities for redressel.

SRI B.B. SAYANAK.—Sir, is it not an harassment to the public if they are made to go on appeal ?

SRI B. BASAVALINGAPPA.—It is provided under the Act. Harassment, may be, in a relative term. Those who want to avail the provisions of the law, have got to avail those provisions. Supposing an aggrieved party sits in the house and expects all relief to be provided to him, how can it be possible ?

SRI B.B. SAYANAK.—Sir, in some cases the valuation per gunta is thousand rupees, in some cases twenty thousand rupees and in some cases six thousand rupees. What is the basis for this ?

SRI B. BASAVALINGAPPA.—Sir, the basis is fixed according to the zones. Divisions are provided ; valuations are fixed. Certain criteria are there and accordingly they are valuing. If they have been indiscriminate as I mentioned earlier the aggrieved party can go on appeal.

SRI B.B.SAYANAK.—Sir, the Hon.Minister once stated in a meeting that it is sheer madness to evaluate on the basis of market value. Is it not a fact that persons who have paid this tax, have gone on appeal ?

SRI B. BASAVALINGAPPA.—Sir, I am happy the hon. Member is reminding me of my statement. It is true, I have made the statement because this market value has been now fixed depending upon the vagaries of the persons who go there. Therefore, we have been thinking for some time past how best an uniform law can be brought in to fix the urban land tax. I do not think that there need be any apprehension about the things obtaining now.

SRI B.B. SAYANAK.—Is it not a fact that the procedure adopted in Bangalore City is quite different from the one in Belgaum. Are you going to set it right ?

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† indicates that remarks or speeches have not been revised by the member concerned.

SRI B. BASAVALINGAPPA.—Sir, it is not correct to say that the procedure adopted is uniform throughout the State. If it is not so I will just enquire into it,

**Ban on growing Zarill Vernar Cotton in Afzalpur Taluk**

478 SRI M. Y. PATIL (Afzalpur)—Will the Minister for Agriculture and Parliamentary Affairs be pleased to state :—

(a) the reasons why the Government banned growing Zarilla Vernar and other qualities of cotton seeds in Afzalpur Taluk ?

(b) whether the Governmet has ever assessed the people's interest in growing these crops ;

(c) whether the Government intended to reeonsider its decision and lift the ban ?

SRI K. H. RANGANATH (Minister for Agriculture and Parliamentary Affairs) :—

(a) Gulbarga District is excluded from growing Vernar cotton under the provisions of the Cotton Control Act, 1964 for the reason that according to trials earlier conducted this variety was found suitable only for the Northern parts of Bijapur district.

(b) Yes.

(c) Further trials of various other cotton varieties in different agro-climatic zones have since been taken up and their results are under evaluation. The question of permitting cultivation of Vernar cotton in Gulbarga and other districts is under consideration and a decision will be taken soon.

ಶ್ರೀ ಎಂ. ವೈ. ಪಾಟೀಲ್ :—ಮಾನ್ಯ ಅಧ್ಯಕ್ಷರೇ, ಮಾನ್ಯ ಮಂತ್ರಿಗಳು ಇಲ್ಲಿ ಏನು ಉತ್ತರ ಕೊಟ್ಟಿದ್ದಾರೆ, ಅದೇ ಉತ್ತರವನ್ನು ಸಂಬಂಧಪಟ್ಟ ಅಧಿಕಾರಿಗಳು ಸಹ ನನಗೆ ಕೊಟ್ಟಿದ್ದಾರೆ. ಆದರೆ ಮಾನ್ಯ ಮಂತ್ರಿಯವರು ತೆರೆದ ಹೃದಯದಿಂದ ಒಕ್ಕಲಿಗರ ಸಲುವಾಗಿ ಒಂದು ಧೋರಣೆಯನ್ನು ಇಟ್ಟುಕೊಳ್ಳಬೇಕು. ವಿಜಾಪುರ ಜಿಲ್ಲೆಯ ಉತ್ತರ ಭಾಗಗಳಲ್ಲಿ ವಿರನಾರ್ ಹತ್ತಿಯನ್ನು ಬೆಳೆಸಲು ಅವಕಾಶ ಕೊಡಲಾಗಿದೆ. ಇಲ್ಲಿರುವಂತಹ ವಾತಾವರಣವೇ ನಮ್ಮ ಅಫಜಲ್‌ಪುರ ಹಾಗು ಜೇವರ್ಗಿಯಲ್ಲಿ ಇದ್ದರೂ ಸಹ ಈ ಜರಿಲ್ಲಾ ಹಾಗು ವೆರಿನಾರ್ ಹತ್ತಿ ಬೆಳೆಯುವುದನ್ನು ನಿಷೇಧ ಮಾಡಲು ಕಾರಣವೇನೆಂದು ಕೇಳುತ್ತೇನೆ?

†ಶ್ರೀ ಕೆ. ಹೆಚ್. ರಂಗನಾಥ್:—ಸಾಮ್ಹಿ ಅಲ್ಲಿ ಬೆಳೆ ಏನು ಬೆಳೆಯುತ್ತಾರೆ ಅದನ್ನು ನೋಡಿ ನಿಷ್ಕರ್ಷೆ ಮಾಡಿದೆ.

ಶ್ರೀ ಎಂ. ವೈ ಪಾಟೀಲ್ :—ಈಗ ವಿಜಾಪುರ ಜಿಲ್ಲೆಯ ಉತ್ತರ ಭಾಗದಲ್ಲಿ ಯಾವ ಹವಾಗುಣ ಕಂಡೀಷನ್ ಇದೆಯೋ ಮತ್ತು ಸಾಯಿಲ್ ಗುಣ ಇದೆಯೋ ಅದೇ ರೀತಿಯ ಹವಾಗುಣ ಮತ್ತು ಮಣ್ಣಿನ ಗುಣ ಒಂದೇ ರೀತಿ ಇದೆ. ಆದುದರಿಂದ ಅಫ್ಜಲಪುರ ಮತ್ತು ಜೇವರ್ಗಿ ತಾಲ್ಲೂಕುಗಳಲ್ಲಿ ಜರಿಲ್ಲಾ ವೆರಿನಾರ್ ಹತ್ತಿ ಬೇಸಿಗೆ ಬೆಳೆ ಬೆಳೆಯುವುದಕ್ಕೆ ಅನುಕೂಲ ಇದೆ ಆದ್ದರಿಂದ ಸರ್ಕಾರದವರು ಅದಕ್ಕೆ ಅನುಮತಿ ಕೊಟ್ಟರೆ ಅದರಿಂದ ರೈತರಿಗೆ ಲಾಭವಾಗುತ್ತದೆ. ಈ ಕಾರಣ ಆ ಬೆಳೆ ಬೆಳೆಯುವುದಕ್ಕೆ ಏನು ಈ ಪ್ರದೇಶಗಳಲ್ಲಿ ತಾವು ನಿಷೇಧ ಹಾಕಿದ್ದೀರಿ ಅದನ್ನು ತೆಗೆಯುತ್ತೀರಾ ?